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TAUNTON PLANNING BOARD MINUTES  
CITY HALL, TAUNTON, MA 02780  
Meeting held at Maxham School, 141 Oak St,  
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DATE: February 4, 2016

BOARD MEMBERS:     Bob Campbell, Chairman     Anthony Abreau  
                               Arthur Lopes                                     Jordan H.F. Fiore  
                               Manuel Spencer, Clerk                     Brian Carr  
                               Dennis Smith

ADVISORS:  
                               Mark Slusarz, City Engineer  
                               Kevin Scanlon, City Planner

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Roll Call: Carr, Smith, Lopes, Fiore, Spencer, and Campbell present. Also present were City Planner Kevin Scanlon and City Engineer Mark Slusarz. Meeting opens at 5:31 PM. Abreau present at 5:35 PM

**Public Meeting – Site Plan Review – 775 John Quincy Adams Rd. – Taunton Lodge of Elks – for the construction of a 4,782 sq. ft. addition and site renovations.**

Clerk Spencer read the DIRB comments dated 1-26-16 and letter from City Engineer dated 2-3-16 into the record which were placed on file. John DeSousa, SeaCoast Consulting LLC was invited into the enclosure. John gave presentation on what they were proposing. They put entrance in front and re-aligned the handicapped space from the south portion to north portion. They showed pressure stone in parking area. They had previously had 1 handicapped space with steep grading. They were uncomfortable with that and moved it closer to building and lessened the slope. They added landscaping and temper stairs, re-checked grading per City Engineer. There was some discussion about connecting the 2 swales. John stated there might be an issue because the utilities cut across. Bob stated the utilities should be well underneath and the electric should be over it. John stated they might not have enough room. Mark stated they have grade. John stated they have leaching pit for emergency overflow. Mark stated they have gravel lot with ditch in front. John stated he doesn't want to spend money on something if not really needed. Bob stated it's a drainage issue. Mark stated hydraulic is his preference and there is not much runoff, it's not the best but it will work. Bob asked if they are still monitoring the wells? John wasn't sure but he put it in notes. If it's a monitoring well it stays if not they can remove it. If they are monitoring wells the records go to DEP. It was asked how long the RV will stay? John stated just a couple of days. Bob asked about phasing materials excavated to Phase 2? He doesn't want the site to be unsightly. He hopes they will be very responsive to complaints. He hopes the site will be kept neat during construction. No one in favor or opposed.

Motion made and second to approve the Site Plan Review to include the DIRB conditions:

Condition #1) That the plans dated September 2, 2016 and revised through January 21, 2016 shall govern with the following additional conditions:

- Condition #2) A Set up updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.
- Condition #3) Lighting shall not illuminate any portion of abutting properties.
- Condition #4) The site shall be kept clean and clear of debris.
- Condition #5) Two sets of As-builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design Engineer (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.
- Condition #6) A Food plan review update is required with the Board of Health.
- Condition #7) A grease trap is required.
- Condition #8) The dumpster shall be located on a concrete pad, enclosed by a 6 foot stockade fence, be kept closed at all times and emptied regularly.
- Condition #9) The maximum length of stay for the RV's shall be approved by the Board of Health.
- Condition #10) At the end of the drop off area, MUTCD-conformant signs shall be placed on both sides indicating "ONE WAY" and "DO NOT ENTER (pictorial.)" ONE WAY signs shall be placed on the entrance to the drop off area also.
- Condition #11) Landscaping shall be planted in accordance with Section 7.1.1 and 7.1.2 of the Zoning Ordinance.
- Condition #12) The maximum size RV allowed is 45 feet.
- Condition #13) The proposed walkways shall be built with a running slopes of less than 5% and a cross slope of 2%.
- Condition #14) The 3 ADA spaces in the easterly corner of the overflow parking including the access aisle and the apron shall be paved and connect to the walkways, with cross-slope not exceeding 2%.
- Condition #15) The swales along the front of the property between the front of the property line and the parking lots shall either be connected or outfitted with leaching basin (s) to allow them to quickly drain dry. Overflow (s) to the roadway gutter line shall also be provided.

**Cont'd. Public Hearing - Form J – 405 Richmond Street – Waiver of Frontage Requirements – submitted by Deanna Lee**

Roll Call: Lopes, Campbell, Spencer and Abreau. Hearing opens at 5:30 PM Atty. Matthew Costa was invited into the enclosure. He submitted updated plans. Manny asked if there would be 2 separate driveways and he answered yes. The existing house would be razed. No one in favor or opposed. Manny asked about the in-ground pool? Atty. Costa answers it could stay but he's not sure. The existing house & barn will be razed. Lot B will have hew house placed further back with a new house on Lot A closer to street. Both will have septic and new water.

Manny made motion to approve the Form J , seconded by Arthur. All in favor.

Hearing closed at 6:06 PM.

**Public Meeting - Site Plan Review – 68 Allison Ave. - for a 7,191 square foot addition to the existing office building with associated grading submitted by Associates For Human Services.**

Atty. Larry Silva, P.E. and Atty. Edmund Brennan were invited into the enclosure. Clerk Spencer read the DIRB comments into the record. Mr. Silva submitted new plans and responses to the City Engineer's comments to the DIRB. Mr. Silva stated he addressed all the City Engineer's comments. Atty. Brennan stated they are proposing a 7,191 sq. ft. addition to the existing 14,950 sq. ft. building. The new building will be used for storage of records and office space. They are not expecting any more truck traffic. This addition will allow for more storage on-site and save them money they are spending on off-site storage. No one opposed or in favor.

Tony made motion to approve Site Plan Review to include DIRB comments, seconded by Jody. All in favor.

Condition #1) That the plans dated December 28, 2015 and revised through January 28, 2016 shall govern with the following additional conditions:

Condition #2) A set of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.

Condition #3) Lighting shall not illuminate any portion of abutting properties.

Condition #4) Site shall be kept clean and clear of debris.

Condition #5) Two sets of As-Builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.

Condition #6) The plus and minus notations on the setbacks shall be removed from the plan.

Condition #7) The grease trap shall be shown on the plans.

Condition #8) The dumpster shall be located on a concrete pad, enclosed by a 6 foot stockade fence, be kept closed at all times and emptied regularly.

Condition #9) The project is subject to the conditions contained in ZBA Case # 3298 and the Order of Conditions from the Conservation Commission Case # 2631.

Condition #10) The existing outdoor congregation areas shall be shown on the plans

Condition #11) An Amended food plan review from the Board of Health is required.

Condition #12) The parking lot aisle width shall be specified.

Condition #13) The undrained low point on the southwest corner shall be addressed.

Condition #14) The sidewalk width shall be specified, min is 5 feet exclusive of curbing and a pavement cross section for the sidewalk shall be shown.

Condition #15) The gravel access road detail shall be removed.

Condition #16) Silt socks shall be used on the inlet protection details.

Condition #17) The pipe materials shall be specified throughout as RCP

Condition #18) The sediment forebay details shall be corrected.

Condition #19) As-Built plans must show incremental volume of storage with a comparison to the design.

**Public Meeting - Amendment to Site Plan Review 500 John Hancock Road - for Martignetti Distribution Center located on Charles Colton Rd., Pioneer Way, and Dever Drive. The Amendment involves the acquisition of an abutting parcel (480 John Hancock Rd) to re-locate and replace Pioneer Way with a private driveway extending to John Hancock Road.**

Atty. David Gay, Taylor Dowdy, Design Engineer and Hank Suominen were invited into the enclosure.

Clerk Spencer read the DIRB comments into the record. Atty. Gay stated the submitted plans have been reviewed by several Boards on prior occasions. This is to discontinue a portion of Pioneer Way. They will be purchasing property (the animal training facility) and taking down that building. The animal training facility is re-locating in the park. They will demo building and this will allow them to complete front entrance and it will be a private roadway. Atty. Gay stated there are some changes in this plan which provides a walking/bike path. He stated "the roundabout" was discussed at length with the DIRB. Taylor stated primarily they are shifting Pioneer Way about 50 feet to John Hancock Road which results in being further way from the wetlands. They will put walkway from "roundabout", bike racks, transformer pad, shifted underground utilities, fuel cell pad, rear truck parking, additional gas line, traffic control aisle and key pad. He stated they will demo the animal trainer center and have Conservation Commission meeting on February 22, 2016. They will do a 81X plan of land (combining 480 John Hancock Rd. into whole site) Tony asked about the proposed walking path will be private or open to public? Hank answers it will be simply for

employees only. The vehicles can't get in unless they work there. Tony stated there is an existing path to the south and he asked if they would consider connecting the two? MassDevelopment has option to re-purchase it lot B5. Brian stated he's aware of the walkway and he's aware of they are pushing for walkway and continue it when completed. No one in favor or opposed.

Jody made motion to approve the Site Plan Review to include DIRB comments, seconded by Dennis. All in favor.

Condition #1) That the project shall conform to the plans dated December 18, 2015 with the following conditions:

Condition #2) That the site plan review dated August 12, 2015 shall remain in full force and affect except as specifically specified on the plans referenced in Condition #1 and in this decision.

Condition #3) This approval is subject to the discontinuance of Pioneer Way by the Municipal Council and the deeding of the property to the Martignetti Companies.

Condition #4) The existing building at 480 John Hancock Road shall be demolished.

**Public Meeting- Modification of a Site Plan Review - 899 County Street for the use of several portions of the existing parking lot and creation of several display areas on the site. No new construction is proposed, Submitted by Home Depot USA Inc.**

Clerk Spencer read the DIRB comments into the record. Atty. David Gay, Rick Alfonso, P.E. were invited into the enclosure. Atty. Gay stated they essentially put on paper what has been in existence for some time and a few new things. He stated they will have 8 spaces striped for truck rental, cart corral which are currently there now. In the Northeast corner there will be several spaces for shed display along Route 140 and a seasonable display area. There will be recyclable wood containers, snow blower seasonable sales and now designated entrance and exits (emergency). Atty. Gay stated when it was approved there had 260 extra parking spaces and now they have 160 over what is required. Jody stated you are essentially getting approval for how the site is currently used and Atty. Gay answered yes. Atty. Gay pointed out on the easterly side the outside display is a little bigger. No one in favor or opposed.

Tony made motion to approve Site Plan Review to include the DIRB comments, seconded by Jody. All in favor.

Condition #1) That the project shall conform to the plans dated January 4, 2016 shall govern with the following additional conditions:

Condition #2) A set of updated plans shall be submitted that conforms to all the requirements of this decision before any building permit will be issued. Two sets are required.

Condition #3) Lighting shall not illuminate any portion of abutting properties.

Condition #4) The site shall be kept clean and clear of debris.

Condition #5) Two sets of As-Builts shall be submitted upon completion of all work on site. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above.

Condition #6) Display shall be limited to the areas depicted and defined on the plan only. Storage of merchandise and materials shall be limited to the areas shown and defined on the plan only.

Condition #7) Delineated parking spaces shall be utilized for parking only.

Condition #8) The egress/ingress doors shall be shown.

Condition #9) The metes and bounds shall be verified.

**Public Meeting - Site Plan Review for property at 135 Berkley Street to allow the renovation and expansion of the existing Walker School building to create 40 housing units, submitted by Affordable Housing and Services Collaborative Inc.**

Arthur Lopes excused.. Mike Mattos, Exec. Dir., Affordable Housing and Services Collaborative Inc., Colleen Doherty, Director Taunton Housing Authority, Steve Regal, Architect, and Janet Bernardo, P.E., Horsley & Whitten. Clerk Spencer read DIRB comments into the record. Mike stated this a joint venture with Affordable Housing and Services Collaborative Inc. and Revitalization Inc.. They are proposing 40 one-bedroom units at the old Walker Street site. There will be 16 in the existing building and 24 in the proposed addition. They are filing as Inclusionary Housing will allows for base density bonus and the P.B. voted the base density is 23 units. Colleen stated she is very excited to be offering more affordable housing in the City. Janet explains they will be providing landscaping in front and parking will be in rear. The new addition will be 20,649 square feet and the existing building is on 1.3 acres consisting of 26,402 sq. ft. They will be renovating the interior and closing off the Berkley Street entrance. The Berkley Street entrance will be for emergency and trash collection Only. The stormwater will be minimal and they will capture roof runoff which will go into 3 systems into underground drainage. They met with the DIRB and their recommendations are not of concern. They will be going to the Municipal Council for hearing for Inclusionary Housing on February 23, 2016. They are asking the Planning Board to keep meeting open until after the Council meeting just in case they impose additional conditions that might conflict with the DIRB comments. Tony asked about the sewer easement with neighbor? Mike stated they have agreed to that and is more than happy to comply. Peter Rodriguez, 152 Berkley St. asked about the business (Lopes) across the street and how it will affect them? He states it's loud and anyone living close by will be impacted by it. Steve Gomes, 3 Agawam St. stated he is concerned with noise with the former McCabe now Lopes. He stated 40 units is too much. They have aggravation with the park. Colleen stated she understands their concerns but multifamily is a good fit and it's for elderly and non-elderly people. The Board asked if they would be trying to attract Taunton residents. She said they will make Taunton residents aware of the project. Mike Hunsberger, 14 Agawam Street said it's a good idea but wrong neighborhood. He thinks it will attract the bad element. He has had experience with it and it always brings the bad element in. Claire Travers, 152 Berkley Street asked what ratio would be elderly and non-elderly disabled? Colleen stated that being a drug addict no longer makes you disabled. She could t answer about the ratio? Jody asked if they would be keeping the historic appearance. Steve Regal, Architect explains how they will be keeping the existing building masonry with new windows and retain the historic hallways. Manny asked what is the "affordable" based on? Mike answers its medium income for 62 and over or non-elderly disabled. There won't be any impact on schools because there won't be any children. The traffic will be minimal with 8 additional trips per day and 9 trips at night. Bob asked if the new building's design? Steve stated the new building will be altered in colors with vinyl windows, and elevator in middle. It's stand along and will look different from existing historic building (former school). Bob stated the 40 units that are being proposed they will be 70% Taunton residents? Mike stated they have a selection plan which has local preference. They will be working with Peabody Properties as their management company. There will be a vetting process and all will be pre-screened to get good candidates. Katherine Rodrigues, 152 Berkley Street stated she thought it was too many units for this site and how it would impact the neighborhood. There won't a lot of vehicles and the Berkley Street entrance will be just for trash removal and emergency. This entrance will not be used for deliveries. It might be used 3 times a week and they will keep clear in case of emergency. Mike stated there will be no children and there will be a residential service coordinator and property manager overseeing this. Manny asked if the bus route is along this and Mike answers yes about ¼ mile up road but looking into moving it closer. Manny asked Colleen if someone was younger than 62 can they live here? She answers yes if they are

non-elderly disabled. Manny brought up the former DeWert Avenue complex. It was also brought up this will be less traffic than school.

Jody made motion to continue until next month so they can go to Council. Seconded by Tony. All in Favor.

**Special Permit – 135 Berkley St. – 40 unit Inclusionary Residential Development – need to forward a recommendation to Municipal Council**

Motion made and seconded to forward a **positive** recommendation to the Municipal Council with the following conditions:

- Condition #1) That the plans dated January 8, 2016 shall govern with the following additional conditions:
- Condition #2) A set of updated plans shall be submitted that conforms to all of the requirements of this decision before any building permits will be issued. Two sets are required.
- Condition #3) Lighting shall not illuminate any portion of abutting properties.
- Condition #4) Site shall be kept clean and clear of debris.
- Condition #5) Two sets of As-Builts shall be submitted upon completion of all work on site and shall include certification notes and stamps by a Design (PE) and Land Surveyor (PLS) stating that the development has been built according to the approved plans. Plans shall show at least all of the information shown on the proposed plans referenced in condition #1 above and all utility as-builts.
- Condition #6) The 3 parcels shall be merged into one parcel prior to a building permit.
- Condition #7) The sidewalk along the westerly sideline abutting the parking lot shall be removed and replaced with a row of arborvitaes.
- Condition #8) The dumpster shall be located on a concrete pad, enclosed by a 6 foot stockade fence, be kept closed at all times and emptied regularly. The dumpster shall be located at the end of the access drive off Berkley Street.
- Condition#9) A sewer/drain easement shall be maintained for 149 Berkley Street.
- Condition #10) Pavement courses shall be 1 ½ inches.
- Condition #11) The area where the existing drive off Riverview Street is being abandoned shall be landscaped.
- Condition #12) The access off of Berkley Street shall be signed as a service/delivery access only and the Agawam Street general parking shall be signed as such.
- Condition #13) The sewer layout shall be clarified including pipe sizes, location points, backwater valves and cleanouts.

**Letter from owner of 10 Edson St – relative to Pinehurst Roadway Improvement Plan – Issues to her property.**

Clerk Spencer read e-mail from resident she has spoken with developer and things are going to be resolved. Placed on file.

**River Pine Estates - E-5 - Release of last lot -** located off Ferncrest Drive - (developer - Richard Feodoroff) holding \$82,800 plus \$30,000 Mylar Deposit.

Clerk Spencer read dept. comments from Fire Dept., B.O.H., Engineer, and City Planner.

This is the last lot so double the completion cost is required.

Tony made motion to release last lot upon receipt of \$47,200 of surety, seconded by Arthur. All in favor.

**Prospect Hill Preserve – E-5 – Release of all surety – holding \$61,000 and no lots.**

Mr. Lynch not present. Clerk Spencer read dept. comments from Conservation Commission relative to needing to file Cert of completion.

Arthur made motion to continue until next month, seconded by Tony. All in favor.

**Winthrop Heights II – Request to release Mylar deposit – Holding \$78,000**

Richard Feodoroff was invited into the enclosure. He is requesting release of the mylar deposit. He has draft of As-Builts and when field work is complete will submit to City Engineer.

Jody made motion to release mylar deposit upon confirmation from City Engineer that As-Builts are submitted and approved. Seconded by Brian. All in favor. .

**Katherine Drive – Request to release 2 lots - holding 4 lots and \$20,000 .**

Clerk Spencer read letters from City Planner, City Engineer and Outside Consultant . A.J. Souza was invited into the enclosure. He stated he thought the estimate from consultant was high. City Engineer explained how they have to estimate items that need to be done.

Tony made motion to release lots 3 & 4 upon receipt of \$15,000 per lot, seconded by Arthur. All in favor.

**Proposed Zoning Changes – Submitted by the City Planner – need to forward to the public hearing process**

City Planner Kevin Scanlon submitted some zoning changes which require a public hearing by Planning Board and Municipal Council. He stated the changes are part of the downtown initiative and will be taking some Residential Special Permits from ZBA and putting them with Planning Board. He stated most need a Site Plan Review so it reduces time and only having one meeting. Other changes are height restriction in CBD and new minimum parking in CBD which would allow parking in city parking lots. The other changes are 2 administrative relative to mobile home parks and setback requirements and Special Flood Hazard Area. This would require people to submit an elevation certificate (which is just a form) which will make the City eligible or a 10% reduction in flood insurance.

Arthur made motion to forward these changes to the public hearing process, seconded by Manny. All in favor.

Meeting adjourned at 8:15 PM